

Have a project in the flood plain?

The City of San Antonio Storm Water Utility's, Storm Water Engineering section performs all the administrative review for the Public Works Director over properties in the City's and the ETJ's flood plains. Public Works' Storm Water Engineering section is located on the 7th floor of the Municipal Plaza Building and utilizes a team approach for each watershed. The Floodplain Administrator for the City of San Antonio is Thomas G. Wendorf, P.E., Director of Public Works. The names and telephone numbers for each watershed team members are as follows:

Salado Creek Team (includes Cibilio Creek and Martinez Creek)

Name	Phone	E-Mail
Samuel Carreon, P.E., Team Leader	207-8048	scarreon@sanantonio.gov
Terrance Jackson, P.E.	207-8045	tjackson@sanantonio.gov

San Antonio River Team

Name	Phone	E-Mail
Mendi Litman, P.E., CFM, Team Leader	207-8046	mlitman@sanantonio.gov
Kevin Olson, CFM	207-8052	kolson@sanantonio.gov
Mark Kastner	207-8052	mkastner@sanantonio.gov

Leon Creek Team (includes Medina River and Medio Creek)

Name	Phone	E-Mail
Arturo Villarreal, P.E., Team Leader	207-8047	avillarreal@sanantonio.gov
Lyndon Duano	207-8052	lduano@sanantonio.gov

If your project is in the flood plan, storm water review could occur as part of the master development plan, the platting stage, and the building permit plan review stage. The more work a customer performs up front, the smoother the project will flow through the subsequent review processes. The following is a brief overview of the reviews.

Master Development Plan. For projects that fall within the flood plain, a customer must (1) comply with the UDC by providing a modified Storm Water Management Plan that delineates the impact of the development to the watershed, (2) provide a set of plans to support the analysis (including appropriate maps and approximate location and size of existing and proposed on-site and adjacent properties' drainage right of ways and easements), and (3) preliminary floodplain analysis of FEMA identified floodplains to delineate the ultimate development floodplains and encroachments. At this stage, Public Works makes a determination as to whether on-site detention is required or whether a developer can qualify for participation in the Regional Storm Water Management Program by paying a Storm Water Participation Fee in lieu of providing on-site detention.

Platting Stage. Public Works Storm Water Engineering's review at the platting stage is more complex and the requirements are more stringent than for the Master Development Plan and requires the issuance of a Flood Plain Development Permit if the property (the platted area) is in or next to a flood plain and has to do with any fill or construction in or next to a flood plain. The customer must complete and submit a checklist of required items to Development Services

Department for a completion review (checklist is available at www.sanantonio.gov/dsd). After the Department of Development Services accepts the package of information, it hand-delivers it to the appropriate Watershed Team Leader who assigns it to an engineer for review. The average turnaround time for this review is two weeks and the time stops if there are any omissions to the package. Approximately 70 percent of all plats received by Public Works have omissions. Common omissions include:

- ✓ Insufficient noting such as no indication that buildings, fences and/or approaches are in the flood plain.
- ✓ Plat does not show existing 100 year flood plain line.
- ✓ Construction plan does not include cross-sections that show the shape of the creek.
- ✓ Plan does not show drainage easement locations.

If a customer submitted a detail drainage study at the master development plan stage, they typically have an expedited process at the platting stage since only minor changes may be required.

Building Permit Plan Review. New construction in the flood plain requires approval from Public Works before a building permit is issued. Applicants are required to complete a Storm Water Management Plan in order for Public Works to make a determination as to whether they can participate in the Regional Storm Water Management Program or need to provide for on-site detention. Tips to expedite the review process include:

- ✓ Visit the Watershed Team Leader before you submit the building plans to understand your options and requirements.
- ✓ Submit two copies of your Storm Water Management Plan to enable simultaneous reviews by Development Services and Public Works department.
- ✓ Ask for Public Works Storm Water Utility/Engineering to participate in any plan review by appointment or preliminary plan review held by Development Services Department to establish the qualification of participating in the Regional Storm Water Management Program.
- ✓ Use Development Services Department "Permit and Inspection Inquiry System" to determine if Public Works approved your building plans or verify any hold comments.
- ✓ Ask Public Works for assistance if your project is in the FEMA flood plain. Public Works will assist you in obtaining a Flood Plain Development Permit at no charge.